

3/6/2019 5:32:16 PM

PLANNED DEVELOPMENT ZONING  
FOR  
SOUTH BASCOM GATEWAY STATION  
A MIXED-USE, RETAIL, AND TRANSIT-ORIENTED SIGNATURE PROJECT DEVELOPMENT BY BAY WEST DEVELOPMENT



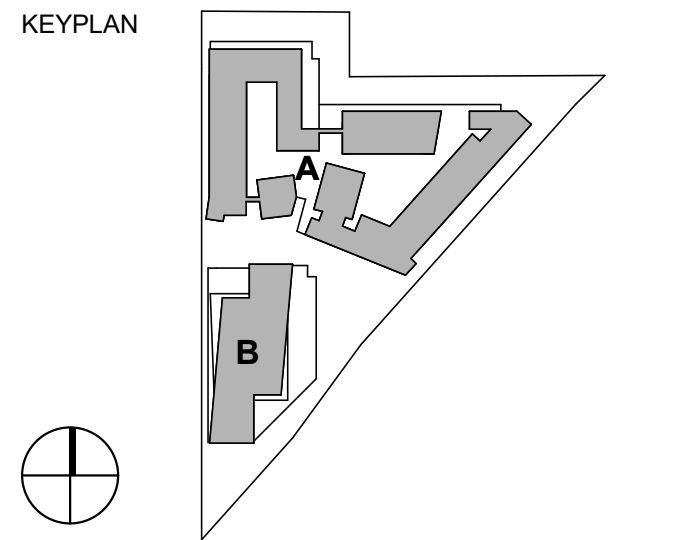
ISSUES	DATE
PRE-APPLICATION MEETING	09/29/2017
PLANNED DEVELOPMENT ZONING	10/12/2017
PDZ RE-SUBMITTAL #1	04/30/2018
PDZ RE-SUBMITTAL #2	11/02/2018
PDZ RE-SUBMITTAL #3	03/07/2018

#	REVISION LIST	DATE
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PREVIOUS PERMITS
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BASCOM STATION -  
PLANNED  
DEVELOPMENT  
ZONING

1410 S BASCOM AVE  
SAN JOSE, CA 95128



PLANNING NO.: PDC17-047  
PROJECT NO.: 17019.00  
DATE: MARCH 7, 2019  
SCALE:

SHEET TITLE:

COVER

SHEET NO:

G-000



PROJECT INFORMATION

PROJECT DESCRIPTION

RE: FILE NO. PD18-015: PLANNED DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF AN APPROXIMATELY 76,894 SQUARE FEET OF EXISTING COMMERCIAL BUILDINGS, AND THE CONSTRUCTION OF AN APPROXIMATELY 200,000-SQUARE FOOT OFFICE BUILDING, 590 RESIDENTIAL UNITS, AN ALTERNATIVE PARKING ARRANGEMENT (TANDEM PARKING), AND THE REMOVAL OF 17 ORDINANCE, 1 NON-ORDINANCE SIZED, AND 3 STREET TREES IN THE CP(PD) PLANNED DEVELOPMENT ZONING DISTRICT ON A 6.98- GROSS ACRE SITE, COMMONLY KNOWN AS DICK'S CENTER.

GATEWAY STATION IS A MIXED-USE PROJECT LOCATED AT THE INTERSECTION OF SOUTH BASCOM AVENUE AND SOUTHWEST EXPRESSWAY. THE SITE IS SITUATED AT THE SOUTHERN EDGE OF THE SOUTH BASCOM URBAN VILLAGE GENERAL PLAN BOUNDARY. THE PROJECT SITE IS DESIGNATED AS PART OF THE TRANSIT-ORIENTED DEVELOPMENT GATEWAY CHARACTER AS IT IS LOCATED ADJACENT TO THE BASCOM VTA LIGHT RAIL STATION. THE PROJECT ALSO INCLUDES A PUBLICLY-ACCESSIBLE OUTDOOR PLAZA THAT BOTH VISUALLY AND PHYSICALLY CONNECTS SOUTH BASCOM AVENUE TO THE BASCOM VTA PLATFORM.

THE SITE IS UNDERGOING PLANNED DEVELOPMENT REZONING FROM COMMERCIAL PEDESTRIAN (CP) TO CP(PD) PLANNED DEVELOPMENT ZONING. THE COMMERCIAL USES OF THIS PROJECT WILL BE CONSISTENT WITH WHAT IS ALLOWED IN THE URBAN VILLAGE COMMERCIAL DESIGNATION OF THE SOUTH BASCOM URBAN VILLAGE PLAN. THE RESIDENTIAL USES OF THIS PROJECT ARE ALLOWED THROUGH THE PROJECT'S CONFORMANCE WITH THE REQUIREMENTS OF THE SAN JOSE "SIGNATURE PROJECT" PROCESS.

PROJECT DATA

PROJECT ADDRESS: 1330 + 1388 + 1410 S BASCOM AVE, SAN JOSE, CA 95128

ASSESSOR'S PARCEL NUMBER: 282-26-007, 282-26-011, and 282-26-012

GENERAL PLAN DESIGNATION: URBAN VILLAGE COMMERCIAL

EXISTING ZONING DESIGNATION: CP (COMMERCIAL PEDESTRIAN)

PROPOSED USE: MIXED USE (OFFICE, TRANSIT-ORIENTED RESIDENTIAL)

GROSS SITE AREA (WITHIN PROPERTY LINE): 304,188 SF (6.98 ACRES)

NET SITE AREA: 295,068 SF (6.77 ACRES)  
RIGHT OF WAY DEDICATION (10'-0" ALONG BASCOM AVE): 9,120 SF (0.21 ACRES)

FAR:

MAXIMUM: 8.0

PROPOSED: 2.66

RESIDENTIAL (GROSS): ±585,240 SF  
OFFICE (GROSS): ±200,000 SF  
TOTAL (GROSS) ±785,240 SF/ 295,068 SF = 2.66

PROPOSED SITE COVERAGE:

BUILDINGS: ±180,207 SF (61.1%)  
LANDSCAPE: ±62,732 SF (22.5%)  
DRIVE AISLE: ±48,359 SF (16.4%)

PERIMETER SETBACKS:

SOUTH BASCOM AVENUE (WEST PROPERTY LINE):

REQUIRED: 0' MINIMUM, 10' MAXIMUM.

PROPOSED: 10'-0"

FROM NORTH PROPERTY LINE:

REQUIRED: 20'-0" MINIMUM

PROPOSED: 40'-0"

FROM SOUTHEAST PROPERTY LINE (NEAR VTA STATION):

REQUIRED: 0' MINIMUM

PROPOSED: 34'-0"

HEIGHT LIMITS:

MAXIMUM:  
UP TO 150'-0" PER SOUTH BASCOM (NORTH) URBAN VILLAGE PLAN, AS AMENDED.

PROPOSED:  
OFFICE: 139'-0" TO TOP OF MECH. SCREENING, 125'-6" TO TOP OF ROOF  
RESIDENTIAL: 85'-0" TO TOP OF FINISH ROOF, 73'-10" TO LAST OCCUPIED FLOOR

RESIDENTIAL BUILDING

ZONING SUMMARY	PROPOSED	ALLOWED	REF. CODE SECTION
Use	Residential	R-M Multifamily Residence Zoning District	SJMC Title 20
Dwelling Units	590	600 Maximum	Dev. Stds.
Residential Density	129 DU/Ac	70 DU/Ac Minimum	Dev. Stds.
Number of Stories	8	n/a	SJMC Title 20
Height	85'	85' Maximum	Dev. Stds.
Gross Floor Area	585,240	n/a	
BUILDING AREA SUMMARY	GSF (INCLUDED IN FAR)		
Level 8	71,110		
Level 7	77,360		
Level 6	85,000		
Level 5	84,890		
Level 4	82,130		
Level 3	82,250		
Level 2	55,340		
Level 1	47,160		
TOTAL	585,240		

DWELLING UNITS	QTY	UNIT MIX	AVERAGE DU SIZE	PARKING REQ'D / DU	REF. CODE SECTION
STUDIO	125	21%	1.25	1.25	SJMC 20.90.060
1 BED	380	61%	1.25	1.25	Table 20-210
2 BED	99	17%	1.70		
3 BED	6	1%	2.00		
TOTAL UNITS	590		759 SF	788	

631 (20% reduction)  
\*See Parking Narrative (below)

PARKING PROVIDED	SECURE STALLS	VISITOR PARKING	TOTAL STALLS	NOTES
Level 2	143			Includes 50 tandem
Level 1	108	43		
Level B1	351			Includes 6 tandem
TOTAL	600	43	643	Includes 56 tandem

PARKING SPACE TYPE	PARKING RATIO REQ'D	# STALLS PROVIDED	# STALLS PROVIDED	REF. CODE SECTION
Motorcycle	1 space per every 10 DUs	59	63	SJMC Table 20-250
Accessible	2% of total	13	13	CBC 1109A.3
EV Spaces	3% of total	20	22	CalGreen 4.106.4.2
Bicycle Parking	1 per living unit 60% min. long-term 40% max short-term	590	60 short-term 530 long-term	SJMC Table 20-211 SJMC 20.90.190

OPEN SPACE	REQUIRE	REQUIRED	PROVIDED	PROVIDED
O-RATIO	(SF)	(SF)	(SF)	(SF)
Common Open Space	100sf/DU	59,000	100sf/DU	59,100
Private Open Space	60sf/DU	35,400	74sf/DU	44,010
Public Open Space	n/a	**See below	n/a	42,233

\*\*Public Open Space to be provided in compliance with General Plan Policy IP-5.10 for Signature Projects

ELEVATORS	QUANTITY	LEVELS SERVED	DOOR HEIGHT	REF. CODE SECTION
Serving Residential & Parking	5	B1-8	7'-0"	N/A

\*PARKING NARRATIVE  
A reduction of ±19% in the required number of off-street vehicle parking spaces is proposed. A reduction up to 20% is allowed by-right to projects within an Urban Village.

OFFICE BUILDING

ZONING SUMMARY	PROPOSED	ALLOWED	REF. CODE SECTION
Use	Office/Retail	CP-Commercial Pedestrian Zoning District	SJMC Title 20
Average Floor Plate Size	28,877	n/a	
Number of Stories	10	n/a	
Height	125'-6"	150'	Dev. Stds.
Gross Floor Area	200,000	200,000-300,000	Dev. Stds.
BUILDING AREA SUMMARY	GSF (INCLUDED IN FAR)		
Level 10	26,651		
Level 9	30,766		
Level 8	30,766		
Level 7	30,766		
Level 6	30,766		
Level 5	29,549		
Level 4	0		
Level 3	0		
Level 2	0		
Level 1	20,736		
TOTAL	200,000		

PARKING SUMMARY	RATIO (PROPOSED)	RATIO (REQUIRED)	# STALLS REQ'D	REF. CODE SECTION
Office	3/1000 GSF	1/250sf x 85% GSF	680	SJMC 20.90.060 Table 20-190 SJMC 20.90.220 *See Parking Narrative (below)

PARKING PROVIDED	SECURE STALLS	PUBLIC STALLS	TOTAL STALLS	NOTES
Level 4	95	-	95	
Level 3	123	-	123	
Level 2	74	-	74	
Level 1	53	-	53	
Level B1	127	-	127	
Level B2	128	-	128	
TOTAL	600	-	600	

PARKING SPACE TYPE	PARKING RATIO REQ'D	# STALLS PROVIDED	# STALLS PROVIDED	REF. CODE SECTION
Motorcycle	1 space per every 50 net G, auto space	14	14	SJMC Table 20-250
Clean Air Vehicles	8% of total	48	48	SJMC Table 20-215
EV Spaces	6% of total	36	36	CalGreen 5.106.5.3
Accessible	2% of total	12	12	CBC 11B-208.2
Bicycle Parking	1/4,000 x 85% GSF 80% min. short-term 20% max long-term	43	43 short-term	SJMC Table 20-190 SJMC 20.90.190

ELEVATORS	QUANTITY	LEVELS SERVED	DOOR HEIGHT	REF. CODE SECTION
Pedestrian	3	B2-10	7'-0"	N/A
Service	1	B2-ROOF	7'-0"	N/A

\*PARKING NARRATIVE  
A reduction of approximately ±12% in the required number of off-street vehicle parking spaces is proposed. A reduction up to 20% is allowed by-right to projects within an Urban Village.

SHEET INDEX

G-000 COVER  
G-001 DRAWING INDEX, PROJECT DIRECTORY, PROJECT INFO  
G-002 EXISTING SITE PHOTOS  
G-003 DEVELOPMENT STANDARDS

C-100 GENERAL DEVELOPMENT PLAN  
C-101 SITE PLAN



BAYWEST  
DEVELOPMENT

WRNSSTUDIO

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4TH FLOOR, STE. 402  
SAN FRANCISCO, CA 94107  
415.489.2224 TEL  
415.359.9100 FAX  
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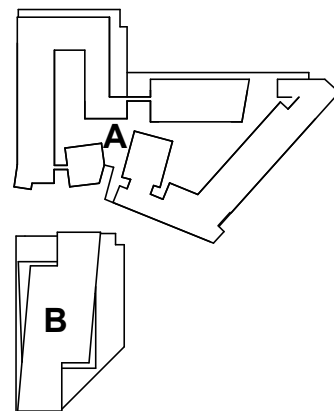
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ZONING

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SAN JOSE, CA 95128



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PROJECT NO.: 17019.00  
DATE: MARCH 7, 2019  
SCALE:

SHEET TITLE:

DRAWING INDEX,  
PROJECT DIRECTORY,  
PROJECT INFO

SHEET NO:

G-001

PROJECT DIRECTORY

ARCHITECT

WRNS STUDIO  
501 SECOND STREET  
SUITE 402  
SAN FRANCISCO, CA 94107  
415-489-2242

DEVELOPER

BAY WEST DEVELOPMENT  
2 HENRY ADAMS STREET  
SUITE 450  
SAN FRANCISCO CA 94103  
415-602-8128

STRUCTURAL

DCI ENGINEERS  
ONE POST STREET  
SUITE 1050  
SAN FRANCISCO, CA 94104  
415-781-1505

MEP

ACIES ENGINEERING  
3371 OLCOTT STREET  
SANTA CLARA, CA 95054  
408-522-5255

LANDSCAPE

THE GUZZARDO PARTNERSHIP  
181 GREENWICH STREET  
SAN FRANCISCO, CA 94111  
415-433-4672

CIVIL

CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON  
SUITE 350  
SAN FRANCISCO, CA 94583  
925-866-0322

PARKING

WATRY DESIGN, INC.  
2099 GATEWAY PLACE  
SUITE 550  
SAN JOSE, CA 95110  
408-292-7900

TRASH

AMERICAN TRASH MANAGEMENT  
1900 POWELL STREET  
SUITE 890  
EMERYVILLE, CA 94608  
415-292-5400

ACOUSTIC

CHARLES M. SALTER ASSOCIATES, INC.  
130 SUTTER STREET  
FLOOR 5  
SAN FRANCISCO, CA 94104  
415-397-0442

GEOTECHNICAL

ROCKRIDGE GEOTECHNICAL, INC.  
270 GRAND AVENUE  
OAKLAND, CA 94610  
510-420-5738

DRY UTILITIES

GIACALONE DESIGN SERVICES, INC.  
5820 STONERIDGE MALL RD.  
SUITE 345  
PLEASANTON, CA 94588  
925-467-1740

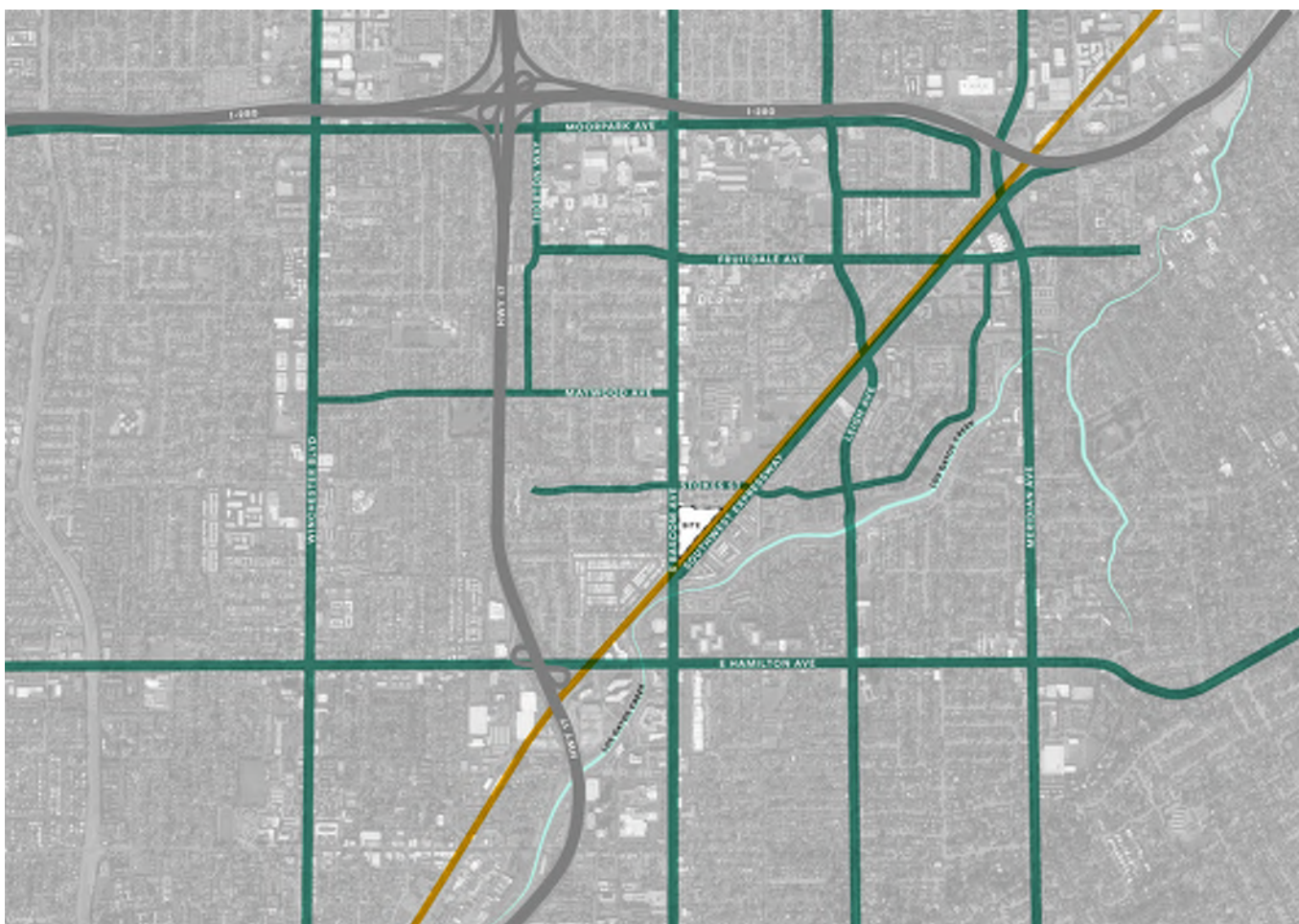
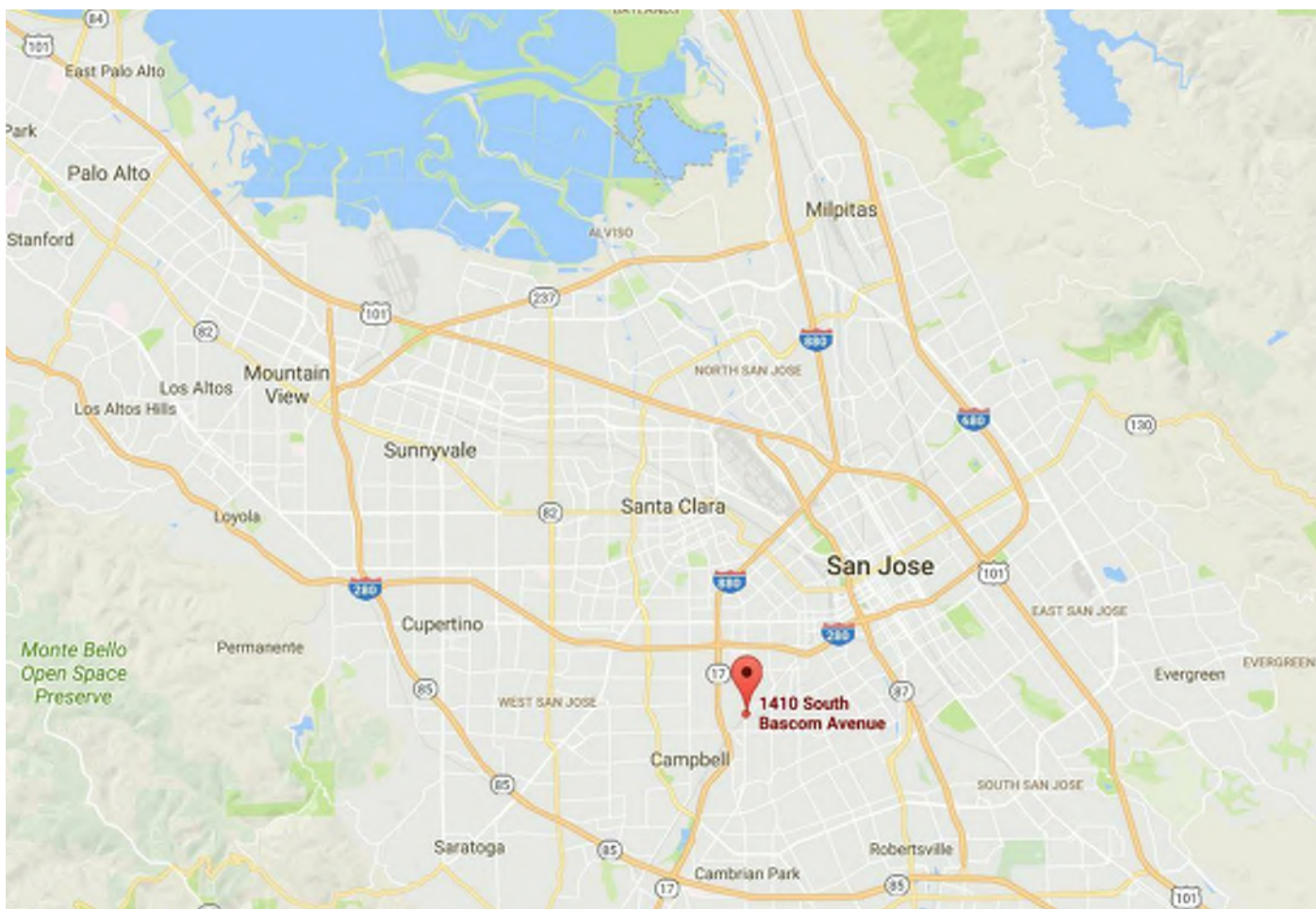
TRAFFIC

HEXAGON TRANSPORTATION CONSULTANTS, INC.  
8070 SANTA TERESA BOULEVARD, SUITE 230  
GILROY, CA 95020  
408-846-7410

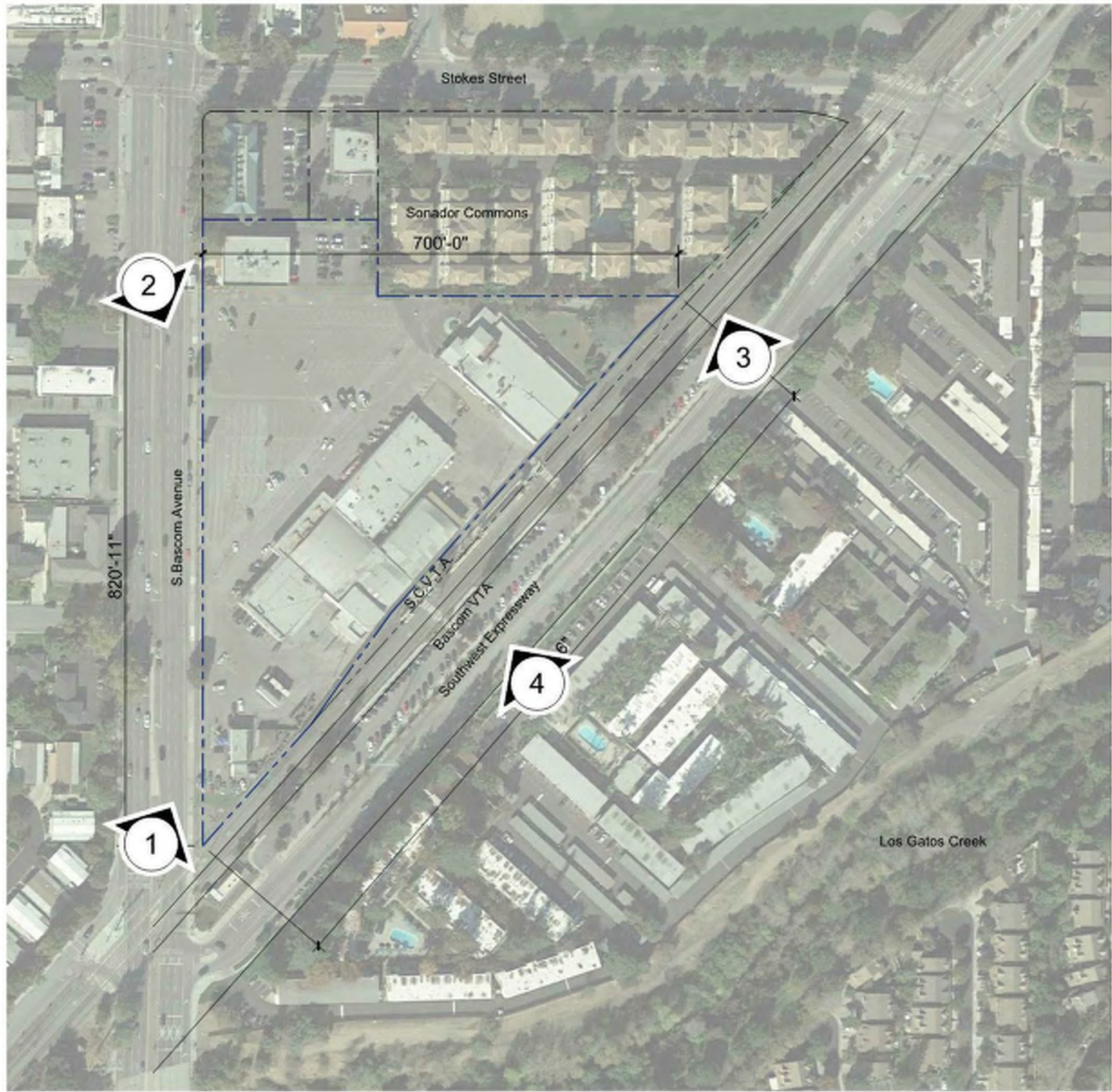
CEQA

FIRST CARBON SOLUTIONS  
1350 TREAT BOULEVARD  
SUITE 360  
WALNUT CREEK, CA 94597  
925-357-3366

VICINITY MAP







**BAYWEST**  
DEVELOPMENT

**WRNSSTUDIO**

501 SECOND STREET  
4TH FLOOR, STE. 402  
SAN FRANCISCO, CA 94107  
415.489.2224 TEL  
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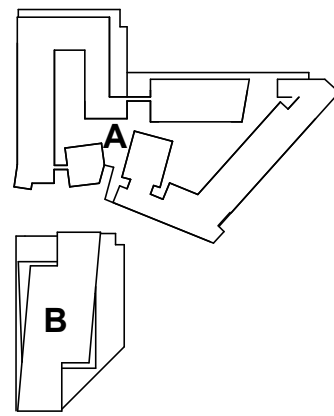
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## BASCOM STATION - PLANNED DEVELOPMENT ZONING

1410 S BASCOM AVE  
SAN JOSE, CA 95128



PLANNING NO.: PDC17-047  
PROJECT NO.: 17019.00  
DATE: MARCH 7, 2019  
SCALE:

SHEET TITLE:  
**EXISTING SITE PHOTOS**

SHEET NO:  
**G-002**



3/6/2019 5:32:22 PM

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BAYWEST  
DEVELOPMENT

WRNSSTUDIO

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415.359.9100 FAX  
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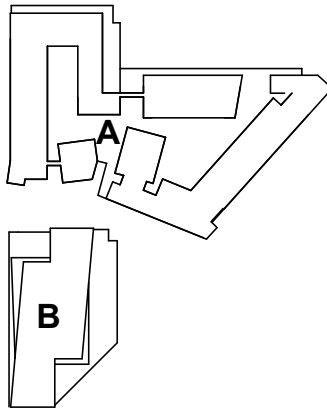
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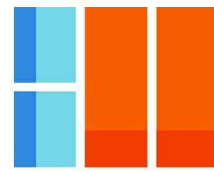
SHEET TITLE:

DEVELOPMENT  
STANDARDS

SHEET NO:

G-003





**BAYWEST**  
DEVELOPMENT

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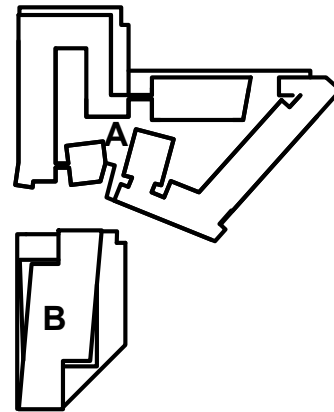
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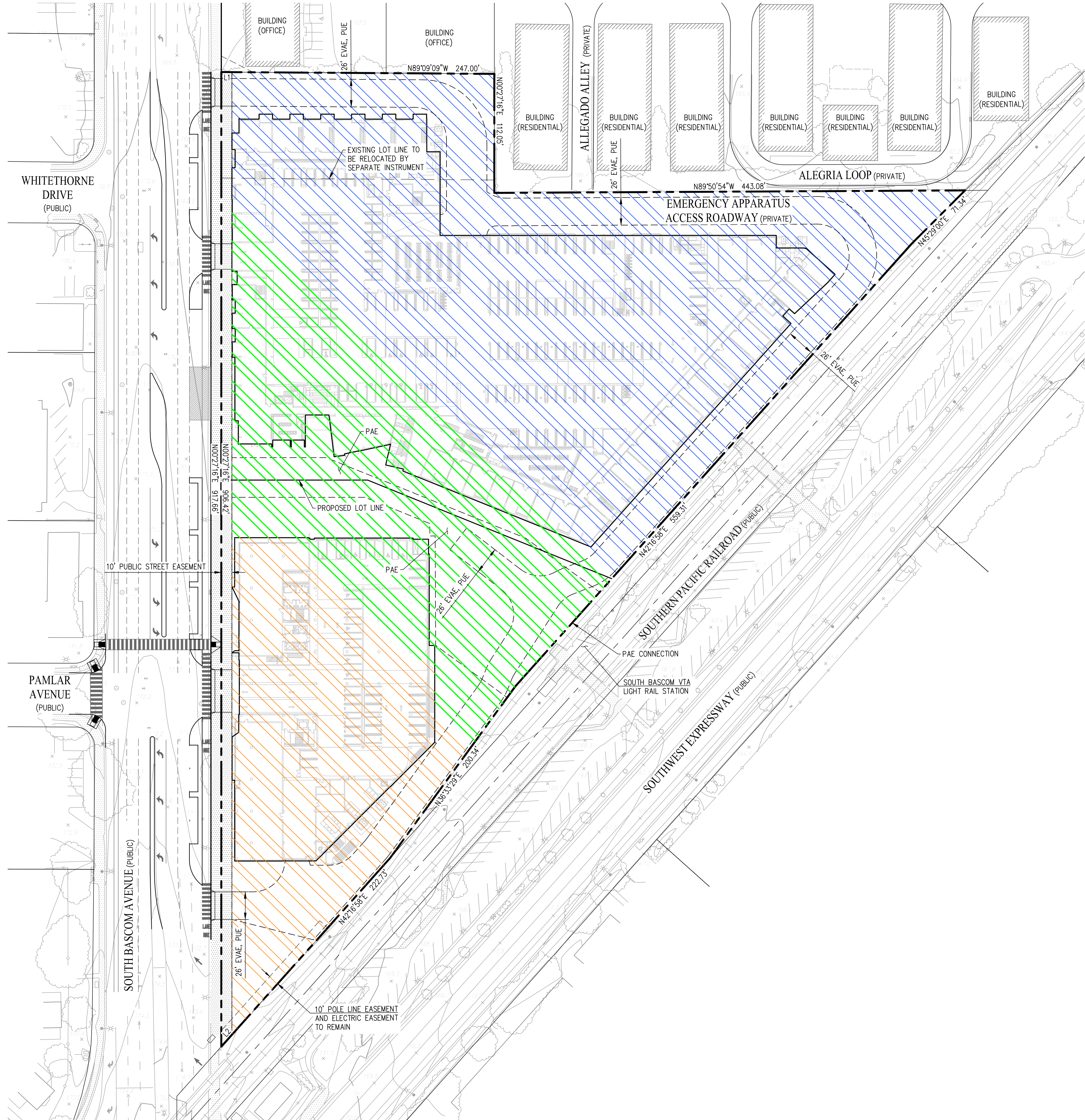
PLANNING NO.: PDC17-047  
PROJECT NO.: 2785-000  
DATE: MARCH 7, 2019  
SCALE: 1" = 50'

SHEET TITLE:

GENERAL DEVELOPMENT  
PLAN - LAND USE PLAN

SHEET NO:

C-100



SCALE: 1" = 50'

### LEGEND

---	EXISTING PROPERTY LINE
---	CENTERLINE
---	ADJACENT PROPERTY LINE
---	EXISTING EASEMENT
---	PROPOSED EASEMENT
---	EMERGENCY VEHICLE ACCESS EASEMENT
---	PUBLIC ACCESS EASEMENT
---	EXISTING EASEMENT

AREA A: UP TO 600 MULTIFAMILY RESIDENTIAL  
UNITS AND COMMERCIAL USES AS BOTH CALLED  
FORTH IN THE DEVELOPMENT STANDARDS

AREA B: PUBLIC PLAZA AND OPEN SPACES AS  
CALLED FORTH IN THE DEVELOPMENT STANDARDS

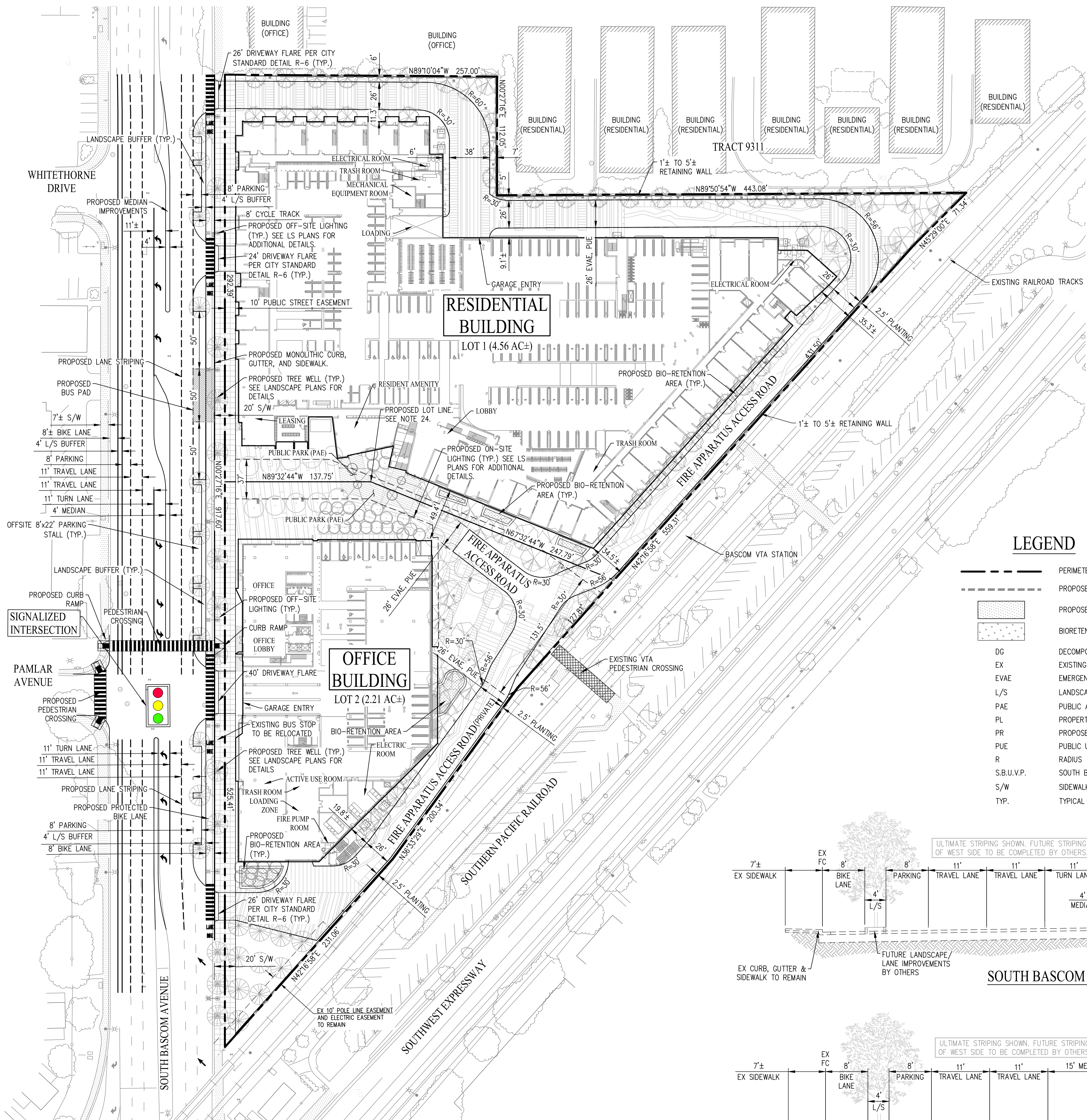
AREA C: COMMERCIAL USES PURSUANT TO THE CP  
COMMERCIAL PEDESTRIAN ZONING DISTRICT AS  
CALLED FORTH IN THE DEVELOPMENT STANDARDS.  
MINIMUM 200,000 AND 300,000 SQUARE FEET OF  
COMMERCIAL USES.

LINE TABLE		
NO	BEARING	LENGTH
L1	S89°09'09"E	10.00'
L2	S42°16'57"W	14.99'

### GENERAL NOTES:

- FOR EXISTING EASEMENTS TO BE QUITCLAIMED, SEE SHEET 3.1.
- FOR TYPICAL BUILDING SETBACKS, SEE SHEET 3.0.
- FOR PARKING SUMMARY, SEE SHEET 3.0.
- FOR EXISTING TREES TO BE REMOVED, SEE SHEET 3.1.
- FOR BUILDINGS PROPOSED TO BE REMOVED, SEE SHEET 3.2.
- FOR LANDSCAPE AREAS, COMMON OPEN SPACE, PRIVATE OPEN SPACE, SEE SHEET 1.1.
- PRIVATE INFRASTRUCTURE STANDARDS TO MEET OR EXCEED PUBLIC IMPROVEMENT STANDARDS.

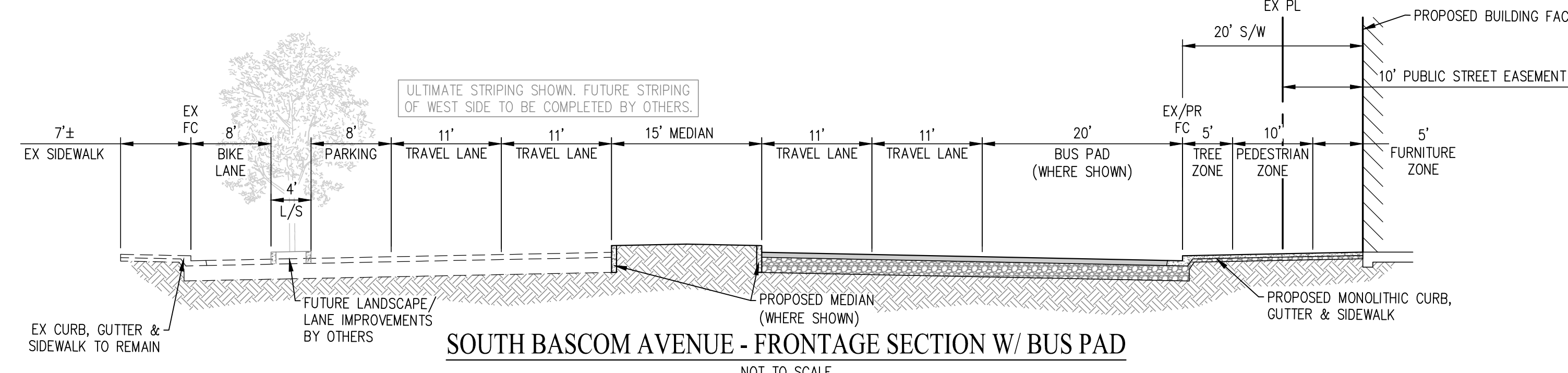
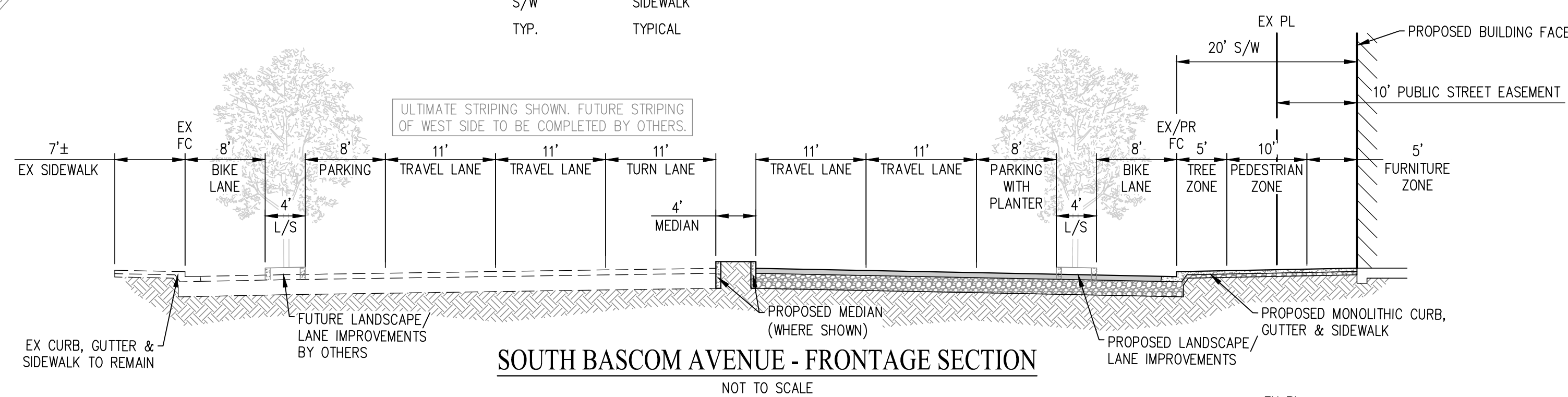




- LEGEND**
- PERIMETER PROPERTY LINE
  - PROPOSED RETAINING WALL
  - PROPOSED SIDEWALK
  - BIORETENTION AREA
  - DECOMPOSED GRANITE
  - EXISTING
  - EMERGENCY VEHICLE ACCESS EASEMENT
  - LANDSCAPE
  - PUBLIC ACCESS EASEMENT
  - PROPERTY LINE
  - PROPOSED
  - PUBLIC UTILITY EASEMENT
  - RADIUS
  - SOUTH BASCOM URBAN VILLAGE PLAN
  - SIDEWALK
  - TYPICAL

**GENERAL NOTES:**

- DEVELOPER: BAY WEST DEVELOPMENT  
1725 S. BASCOM AVE., SUITE 1050  
CAMPBELL, CA 95008  
PHONE: (408) 680-4938
- ENGINEER: CARLSON, BARBEE & GIBSON, INC.  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
PHONE: (925) 866-0322
- EXISTING SITE ADDRESS & PARCEL NO.: 282-26-012  
1330 S BASCOM AVE  
SAN JOSE, CA  
282-26-007  
1392 S BASCOM AVE  
SAN JOSE, CA  
282-26-011  
1410 S BASCOM AVE  
SAN JOSE, CA
- EXISTING USE: COMMERCIAL
- PROPOSED USE: MULTI-FAMILY RESIDENTIAL, PUBLIC PLAZA AND OFFICE
- GENERAL PLAN: URBAN VILLAGE COMMERCIAL
- GROSS SITE AREA: 6.98± AC  
NET SITE AREA: 6.77± AC  
(LESS 10' STREET DEDICATION, 0.21± AC)
- EXISTING BUILDINGS FOOTPRINT AREA: 77,800± SF
- PROPOSED BUILDING FOOTPRINT AREA:  
RESIDENTIAL: 131,525± SF  
OFFICE: 48,682± SF  
TOTAL: 180,207± SF
- PROPOSED BUILDING COVERAGE: 180,207± SF, 61.1%  
PROPOSED LANDSCAPE COVERAGE: 62,732± SF, 22.5%  
PROPOSED DRIVE AISLE COVERAGE: 48,359± SF, 16.4%
- ON-SITE RESIDENTIAL PARKING STALLS: 590 STALLS  
ON-SITE COMMERCIAL PARKING STALLS: 600 STALLS
- DWELLING UNITS (DU): 590  
MAX ALLOWED: 600
- RESIDENTIAL DENSITY: 130 DU/AC (ASSUMED LOT 1 4.56± AC)
- COMMERCIAL GROSS FLOOR AREA: 200,300 SF  
MINIMUM ALLOWED: 200,000 SF  
MAXIMUM ALLOWED: 300,000 SF
- UTILITIES:  
SEWER: CITY OF SAN JOSE  
WATER: SAN JOSE WATER COMPANY  
STORM DRAIN: CITY OF SAN JOSE  
GAS/ELECTRIC: PACIFIC GAS & ELECTRIC  
TRASH: CITY OF SAN JOSE  
CABLE/TELEPHONE: COMCAST
- FLOOD ZONE: ZONE D - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE.
- BASIS OF BEARING: THE BASIS OF BEARINGS FOR THIS SURVEY IS THE MONUMENT LINE OF BASCOM AVENUE, BEING N00°27'16"E PER RECORD OF SURVEY 785 M 1
- TREES: ALL ONSITE TREES ARE TO BE REMOVED UNLESS OTHERWISE NOTED
- GRADING SHOWN IS PRELIMINARY AND SUBJECT TO CHANGE DURING FINAL DESIGN.
- ALL PROPOSED UTILITIES SHOWN ARE PRELIMINARY AND MAY CHANGE DURING FINAL DESIGN.
- ADJACENT PROPERTIES INCLUDE A COMMERCIAL BUILDING, RESIDENTIAL DEVELOPMENT, VTA RAILROAD STATION.
- PARCEL CONFIGURATION SUBJECT TO LOT LINE ADJUSTMENT, PUBLIC UTILITY, FIRE OR ACCESS EASEMENTS TO BE GRANTED BY SEPARATE INSTRUMENTS. ALL DIMENSIONS DEPICTED HEREON ARE APPROXIMATE.
- SOUTH BASCOM MEDIAN IMPROVEMENTS AND TURN LANE DIMENSIONS SUBJECT TO TRAFFIC ENGINEER RECOMMENDATIONS.



**BAYWEST**  
DEVELOPMENT

**WRNSSTUDIO**  
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ISSUES	DATE
PRE-APPLICATION MEETING	09/29/2017
PLANNED DEVELOPMENT ZONING	10/12/2017
PDZ RE-SUBMITTAL #1	04/30/2018
PDZ RE-SUBMITTAL #2	11/02/2018
PDZ RE-SUBMITTAL #3	03/07/2018

**BASCOM STATION - PLANNED DEVELOPMENT ZONING**  
1410 S BASCOM AVE  
SAN JOSE, CA 95128

PLANNING NO.: PDC17-047  
PROJECT NO.: 2785-000  
DATE: MARCH 7, 2019  
SCALE: 1" = 50'  
SHEET TITLE:  
**COMPREHENSIVE SITE PLAN**  
SHEET NO.: **C-101**